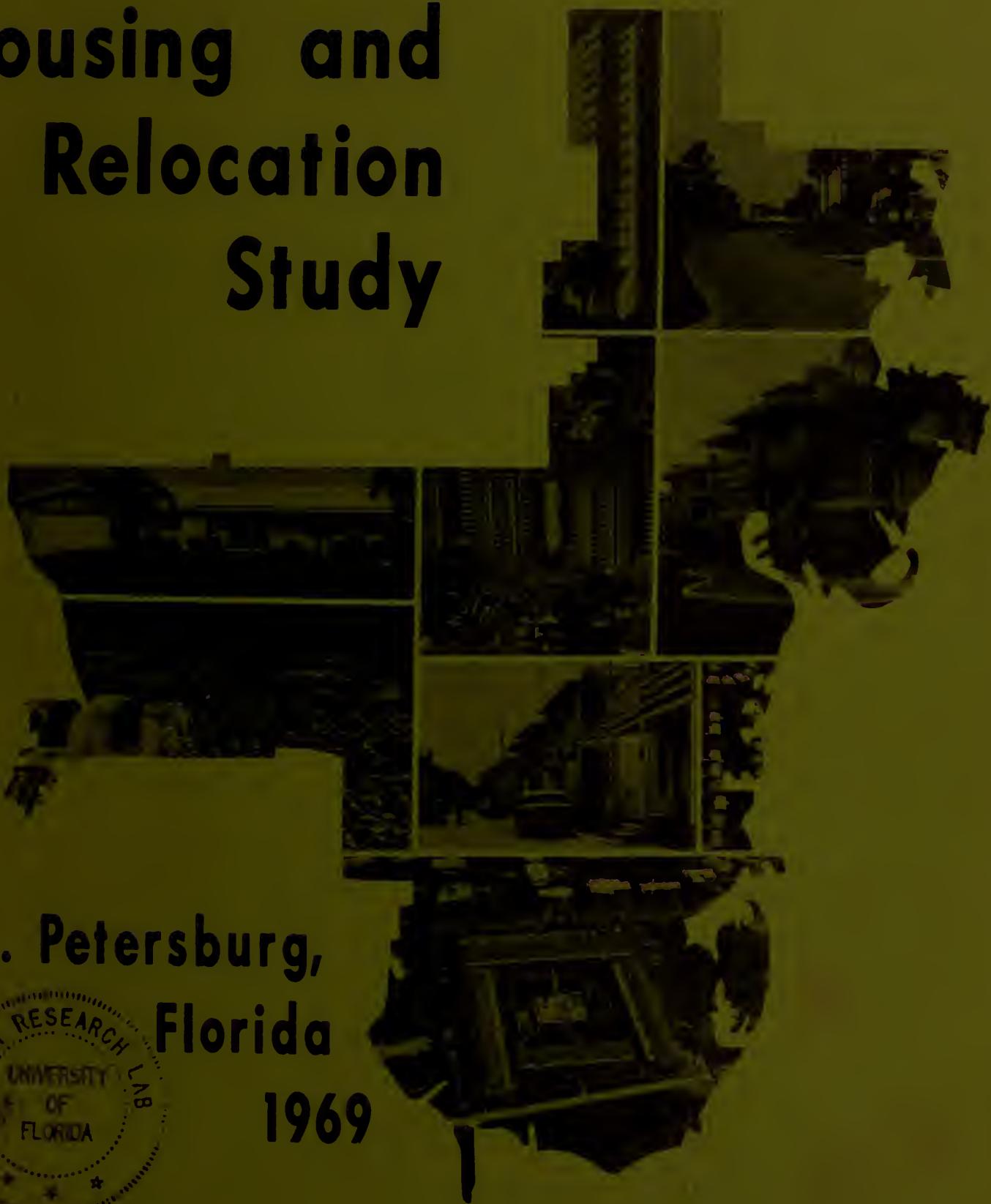


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Housing and Relocation Study

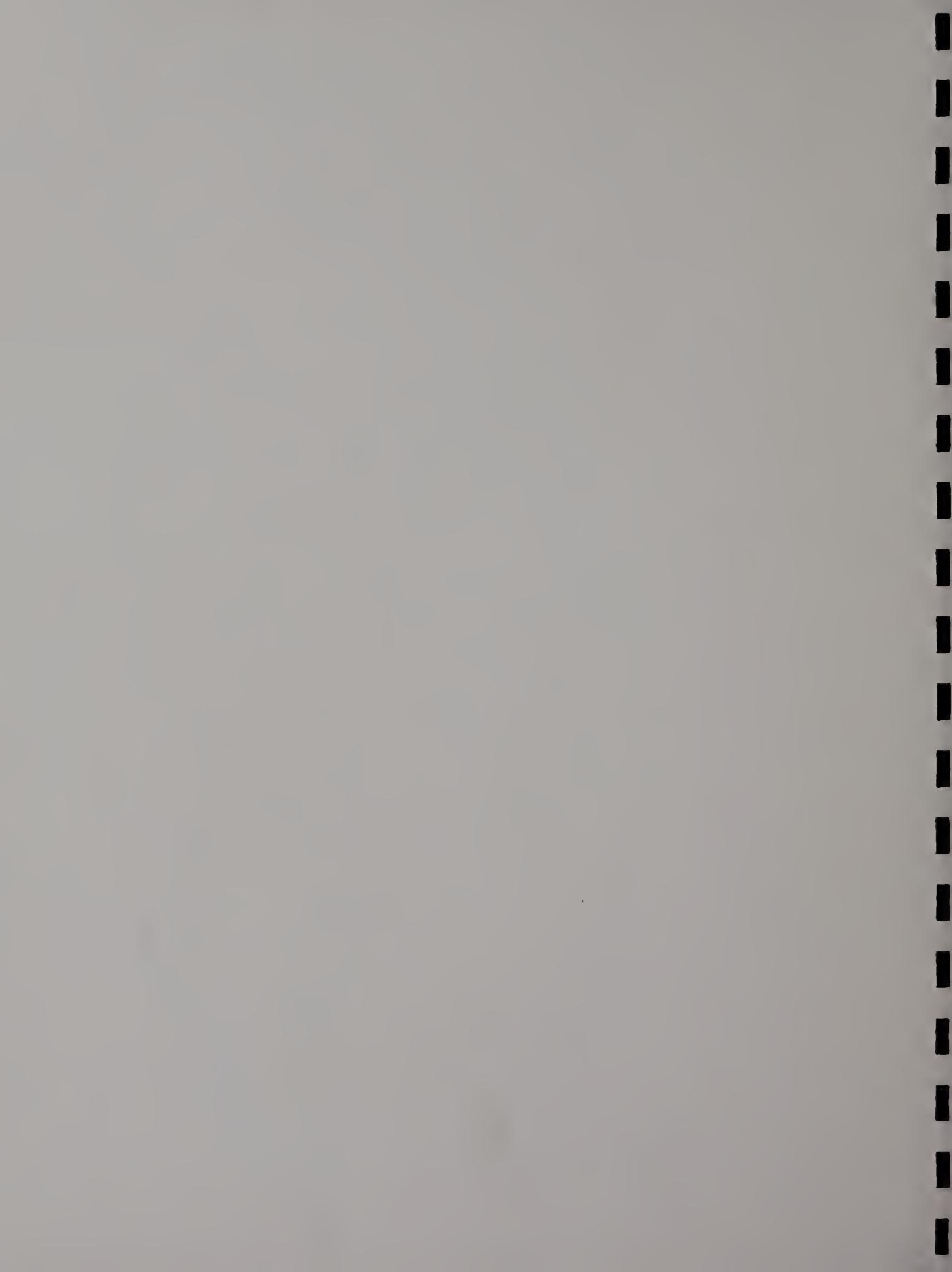


St. Petersburg,
Florida

1969



0319



HOUSING AND RELOCATION STUDY

ST. PETERSBURG, FLORIDA

1969

This Plan was adopted by the
City Council of St. Petersburg

On September 18, 1969

By

Resolution No. 69-592

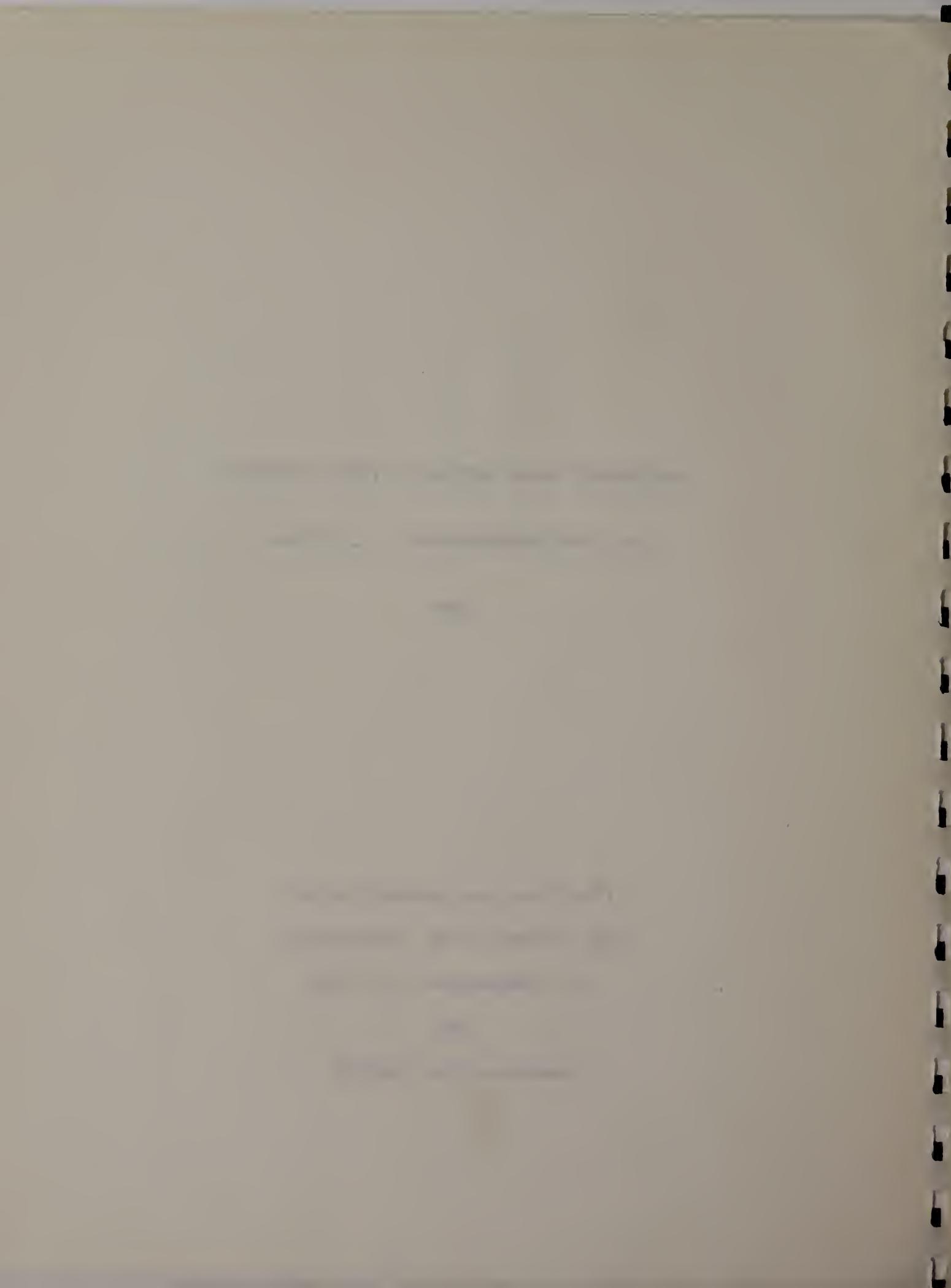


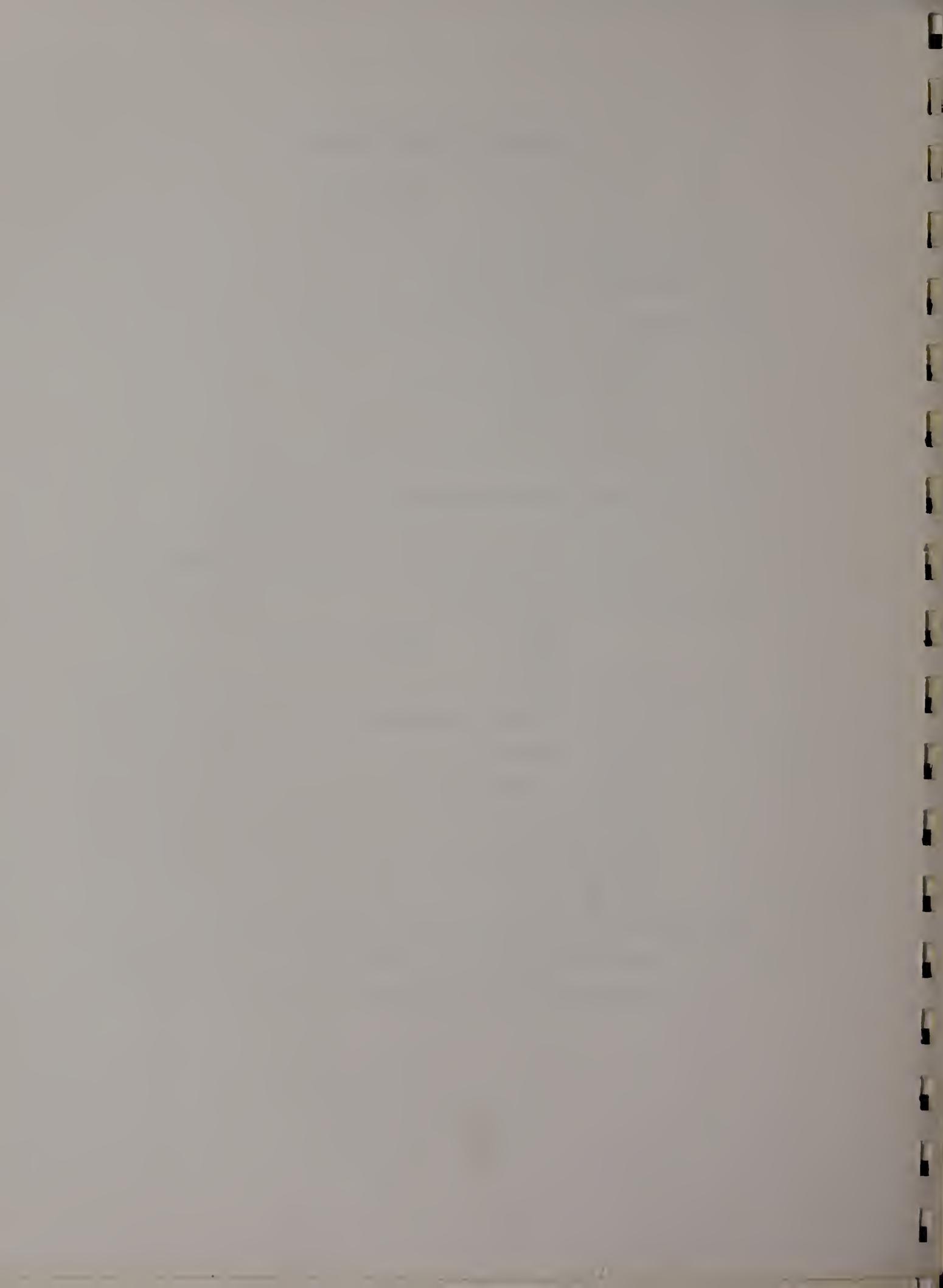
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HOUSING STUDY

I. INTRODUCTION

The Housing and Relocation Study as a part of the Workable Program for Community Improvement is primarily concerned with the elimination of slum and blight within the City of St. Petersburg. Two major concerns of this study are an adequate supply of standard housing for low and moderate income families and the ability of the community to provide housing for those families displaced by governmental action. The study is designed to initiate a survey of the local housing market in order to identify and analyze the low and moderate income families presently living in substandard housing; to prepare a program for provision of sound housing for those families living in substandard housing; and to provide for replacement of all housing units to be removed from the housing inventory by governmental action.

Part I (Housing) is concerned with development of an information base for analysis of the low and moderate income housing market and Part II (Relocation) is directed toward the problem of replacement housing for low and moderate income families displaced due to the extension of I-75 into the St. Petersburg area.

II. HOUSING INVENTORY

The City of St. Petersburg had 97,696 housing units as of April, 1969. This was an increase of 16,350, or 20.1% over the 1960 inventory. The numerical increase was only about one-half of the 1950 to 1960 increase indicating a possible leveling of the phenomenal growth rate experienced during the 1950's. A comparison of the number of housing units in the inventory from 1930 to 1969 is presented in Table 1.

TABLE 1

Number of Housing Units by Decade

Decade	Number	Numerical Increase	Percentage Increase
1930	22,848	--	--
1940	27,945	5,097	22.3
1950	42,881	14,936	53.5
1960	81,346	38,465	89.7
1969	97,696	16,350	20.1

III. OCCUPANCY CHARACTERISTICS

Occupied Units: The number of occupied units increased from 70,734 to 92,260, a gain of 30.4%, between 1960 and April 1969. Seventy-two percent of the occupied units are owner occupied and 28% renter occupied. White owners

make up 95% of the owner occupied category and white renters 75% of the renter occupied units. Whereas, nonwhite owners account for only 5% of the owner occupied units and nonwhite renters for 25% of the renter occupied units. A comparison of change in occupied units for 1950, 1960 and 1969 can be obtained from Table 2, Components of the Housing Inventory.

Vacancy Characteristics: The vacancy rate within the St. Petersburg housing inventory has fluctuated from an alarming high of almost 30% in 1940 to a low of 5.6% in 1969. The vacancy survey conducted by the Postal Department during January 1969, reflected a 2.8% vacancy rate (1,895 units) for units available for sale and a 3.1% (823 units) vacancy rate for units available for rent. A comparison of the trend in vacancy rates for 1950, 1960 and 1969 can be obtained from Table 2, Components of the Housing Inventory. The potential demand of approximately 4,000 units needed for replacement of substandard housing and housing displaced by I-75 could further reduce the vacancy rate to the point of curtailing mobility within the local housing market.

Family Income: The percent of St. Petersburg families in the low and moderate income range is 21% and 32% respectively. There are 19,375 families in the low income range, those earning less than \$3,000 per year, and 29,523 families in the moderate income range, those earning between \$3,000

TABLE 2

COMPONENTS OF THE HOUSING INVENTORY
ST. PETERSBURG, FLORIDA

Tenure and Vacancy	1950			1960			1969		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Percent
All Housing Units	42,881	100.0	81,346	100.0	97,696	100.0	100.0	100.0	100.0
Occupied Units	35,773	83.4	70,734	86.9	92,260	94.4			
Owner Occupied	21,446	60.0	51,113	72.3	66,427	72.0			
White	20,527	97.7	49,123	96.1	63,106	95.0			
Nonwhite	919	4.3	1,990	3.9	3,321	5.0			
Renter Occupied	14,327	40.0	19,621	27.7	25,833	28.0			
White	11,386	79.4	15,161	77.2	19,375	75.0			
Nonwhite	2,941	20.6	4,460	22.8	6,458	25.0			
Vacant Units	7,108	16.6	10,612	13.1	5,436	5.6			
Available Sale Vacancy Rate ()	892	12.6 ----- (3.9)	2,052 ----- (4.7)	19.3 ----- (4.7)	1,895 ----- -----	34.0 ----- (2.8)			
Available Rent Vacancy Rate ()	1,740	24.4 ----- (10.8)	2,672 ----- (18.0)	25.1 ----- (18.0)	823 ----- -----	16.0 ----- (3.1)			
*Other Vacant	4,476	63.0	5,888	55.6	2,718	50.0			

* Includes seasonal units, vacant dilapidated units, units awaiting occupancy and units held off the market for absentee owners.

Source: 1950 and 1960 Census and Planning Department estimates.

and \$6,000 per year. A comparison of family income distribution in 1959 and 1969 indicates a substantial decrease in the percentage of families earning less than \$3,000 per year. However, as indicated in Table 3, Percent Distribution of All Families by Annual Income, 1959 and 1969, the percentage of low income families in the areas of the City presently containing over 3% substandard housing units is proportionally greater than the City average. The number of families within each income range is shown in Table 4, Distribution of All Families by Income Range, 1969.

An analysis of the number of families living in substandard housing by income range and their rent paying ability or home purchasing ability is shown in Table 6, Incomes of Families Presently Living in Substandard Housing Units and Related Rent Paying Ability and Home Purchasing Ability. As indicated by Table 6, there are no vacant rental units or sales homes available in a standard condition that are within the purchasing ability of the 1,473 families presently living in substandard housing and earning less than \$3,000 per year.

IV. STRUCTURAL CHARACTERISTICS

A City-wide survey of housing conditions revealed that there are approximately 2,135 substandard housing units in St. Petersburg as of July, 1969. The substandard units are located throughout the City, with the largest concentration

TABLE 3

ESTIMATED PERCENT DISTRIBUTION OF ALL FAMILIES BY ANNUAL INCOME
ST. PETERSBURG, FLORIDA

City Average	Census Tracts Presently Containing 3% or More Substandard Housing Units											
	1959		1969		1959		1969		1959		211	212
	207	209	1969	1959	1969	1959	1969	1959	1969	1959	1969	
Income	1959	1969	1959	1969	1959	1969	1959	1969	1959	1969	1959	
Low:												
Less 3,000	33	21	38	23	46	30	45	27	54	47	50	
Moderate:												
3,000 - 5,999	35	32	42	40	42	45	44	49	38	33	33	
Middle:												
6,000 - 9,999	21	26	16	25	10	17	9	15	6	17	15	
High:												
10,000 Plus	11	21	4	12	2	8	2	9	2	3	2	
											10	
Census Tracts Presently Containing 3% or More Substandard Housing Units											234	
City Average	1959		1969		1959		1969		1959		231	
	213	216	216	217	217	217	217	217	217	217	234	
	1959	1969	1959	1969	1959	1969	1959	1969	1959	1969	1959	
Income	1959	1969	1959	1969	1959	1969	1959	1969	1959	1969	1959	
Low:												
Less 3,000	48	34	56	43	40	28	29	17	36	24		
Moderate:												
3,000 - 5,999	34	36	34	37	38	35	37	32	39	37		
Middle:												
6,000 - 9,999	15	21	7	12	17	24	29	41	17	21		
High:												
10,000 Plus	3	9	3	8	5	13	5	10	8	18		

Source: Planning Department Estimates.

TABLE 4

DISTRIBUTION OF FAMILIES BY INCOME RANGE
ST. PETERSBURG, FLORIDA 1969

Income Range	City Total	Census Tracts Presently Containing 3% or More Substandard Housing Units			212
		207	209	210	
<u>Low:</u>					
Less than 3,000	19,375	443	611	491	581
Moderate:					797
3,000 - 5,999	29,523	770	917	891	408
Middle:					774
6,000 - 9,999	23,987	481	346	273	210
High:					420
10,000 Plus	19,375	230	163	164	38
Total Occupied Units	92,260	1,924	2,037	1,819	1,237
<u> </u>					
Income Range		Census Tracts Presently Containing 3% or More Substandard Housing Units			234
		213	216	217	
<u>Low:</u>					
Less than 3,000	.	661	538	326	135
Moderate:					357
3,000 - 5,999	700	463	408	254	551
Middle:					
6,000 - 9,999	408	150	280	326	313
High:					
10,000 Plus	175	99	152	80	268
Total Occupied Units	1,944	1,250	1,166	795	1,489

Source: Planning Department Estimates.

TABLE 5

ESTIMATED PERCENT DISTRIBUTION OF ALL FAMILIES BY ANNUAL INCOME
ST. PETERSBURG, FLORIDA 1969

Income	City Average	Census Tracts Presently Containing 3% or More Substandard Housing Units							234
		207	209	210	211	212	213	216	
Under 1,000	12%	12%	11%	16%	8%	12%	19%	17%	11%
1,000 - 1,999	9%	12%	14%	12%	23%	17%	19%	13%	13%
2,000 - 2,999	12%	15%	17%	18%	7%	14%	14%	14%	13%
3,000 - 3,999	11%	15%	16%	18%	16%	11%	12%	14%	12%
4,000 - 4,999	9%	10%	12%	13%	10%	10%	10%	9%	9%
5,000 - 5,999	8%	8%	7%	7%	6%	6%	7%	5%	8%
6,000 - 6,999	7%	9%	5%	6%	7%	5%	6%	5%	8%
7,000 - 7,999	6%	4%	4%	2%	4%	6%	1%	6%	5%
8,000 - 8,999	5%	4%	1%	---	7%	4%	2%	1%	4%
9,000 - 9,999	12%	6%	8%	4%	10%	4%	3%	7%	3%
10,000 - 14,999	15,000 - 24,999	6%	---	5%	---	5%	5%	6%	4%
25,000 Plus	9%	---	---	---	---	---	---	4%	5%

Source: Planning Department Estimates.

TABLE 6

INCOMES OF FAMILIES PRESENTLY LIVING IN SUBSTANDARD HOUSING UNITS
AND RELATED RENT PAYING ABILITY AND HOME PURCHASING ABILITY
ST. PETERSBURG, FLORIDA 1969

Annual Income	Estimated Number of Families	Monthly Gross Rent Paying Ability (1)	Estimated Rental Units Available	Home Purchasing Ability (2)	Estimated Sales Housing Available
Under 1,000	1,025	\$30	None	None	-
1,000 - 1,999		\$30 - 35	None	None	-
2,000 - 2,999	448	\$35 - 50	None	\$5,000 - 7,499	None
3,000 - 3,999	299	\$50 - 65	75	\$7,500 - 9,999	118
4,000 - 4,999	149	\$65 - 85	120	\$10,000 - 12,499	173
5,000 - 5,999	107	\$85 - 100	111	\$12,500 - 14,999	666
6,000 Plus	107	\$100 or more	517	\$15,000 and over	938
Total	2,135		823		1,895

1. Rent paying ability is based on a 20 percent rent-to-income ratio (.01667). No rents below \$30 were considered since rents below this level are rarely available, even in public housing.
2. It is estimated that a family can pay for a home which sells for about 2 and 1/2 times its annual income. It is also assumed that no family with an income of less than \$1,999 per year can afford to buy a home that was in standard condition.

Source: Urban Housing Market Analysis and Planning Department Estimates.

around the older core area. It should be noted that approximately 65% of all substandard housing units are located in four census tracts - 209, 210, 211 and 216. As indicated by Table 7, Substandard Housing Units by Census Tracts, 1969, the heaviest concentration of substandard housing is to be found in census tract 211 where 501 (38%) of the 1,307 housing units are in a substandard condition. Substandard condition, as defined for this survey, constitutes housing units that are not fit for human habitat, nor economically rehabilitable and, therefore, should be removed from the housing inventory.

Map A, Residential Blight by Census Tracts shows the areas of substandard housing for the City.

V. DEMAND FOR SUBSIDIZED HOUSING

The estimated demand for housing to replace the 2,135 substandard units is indicated by unit size in Table 8. It is assumed that all families presently living in substandard housing will require some form of subsidy to obtain sound housing. Therefore, the demands shown in Table 8 are analyzed by specific Federal Programs in Section VI of this study.

An inventory of existing and proposed housing projects in the City of St. Petersburg indicates that there is a critical shortage of subsidized housing units with two bedrooms or more. It appears that the emphasis has been placed on housing for the elderly, when in reality the families living in substandard

TABLE 7
SUBSTANDARD HOUSING UNITS BY CENSUS TRACT
ST. PETERSBURG, FLORIDA 1969

Census Tract	Existing Units	Substandard Units Number	Percent	Census Tract	Existing Units	Substandard Units Number	Percent
201.01	1,376	20	1.4	225.01	1,476	--	---
201.02	753	---	---	225.02	1,499	4	.2
202.01	982	---	---	225.03	1,964	--	---
202.02	1,277	---	---	226.01	1,199	2	.1
202.03	2,268	---	---	226.02	1,910	--	---
203	2,645	8	.3	227	1,517	8	.5
204	1,402	9	.6	228.01	1,253	9	.7
205	2,427	16	.6	228.02	1,440	--	---
206	1,871	43	2.2	229	2,257	20	.8
207	1,987	65	3.2	230	1,690	16	.9
208	1,912	22	1.1	231	817	25	3.0
209	2,076	247	11.8	232	1,560	8	.5
210	1,863	355	19.0	233	1,312	5	.3
211	1,307	501	38.3	234	1,560	55	3.5
212	2,308	90	3.8	235	2,987	31	1.0
213	1,972	71	3.6	236	2,926	46	1.5
214	2,537	14	.5	237	1,323	4	.3
215	3,400	26	.7	238	1,393	6	.4
216	1,260	253	20.0	239	1,019	5	.4
217	1,244	47	3.7	240.01	1,276	--	---
218	1,216	18	1.4	240.02	1,376	--	---
219	1,293	9	.6	240.03	1,623	--	---
220	1,434	8	.5	241	1,964	4	.2
221	2,359	15	.6	242	2,279	13	.5
222	1,925	---	---	243.01	1,661	1	.1
223	2,579	8	.3	243.02	766	--	---
224.01	1,599	3	.1	244.01	2,035	10	.4
224.02	2,204	10	.4	244.02	2,138	5	.2
Totals for City					97,696	2,135	2.1

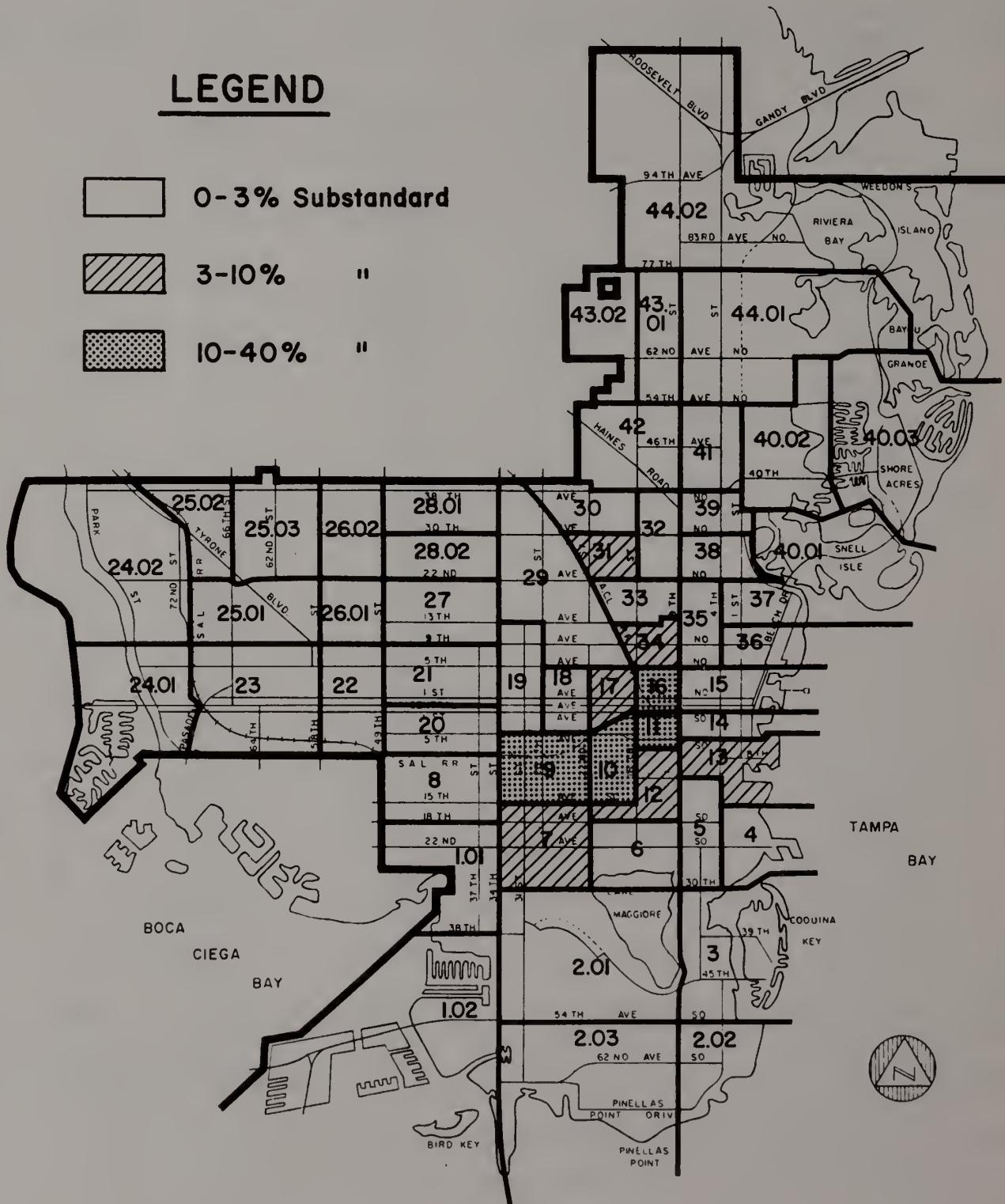
Source: Survey by Planning Department 8-22 July 1969.

LEGEND

0-3% Substandard

 3-10% "

10-40% "



Residential Blight By Census Tracts

housing are large families in the younger age brackets. As indicated in Table 9, Inventory of Existing and Proposed Housing Projects, there are 1,463 existing housing units for low income families. Of these, approximately 62% are utilized for housing of the elderly. In addition, there are 765 units presently in the proposed stage. Of these, approximately 90% are envisioned as senior citizen housing.

TABLE 8

ESTIMATED DEMAND FOR SUBSIDIZED HOUSING
BY UNIT SIZE
ST. PETERSBURG, FLORIDA 1969

<u>Unit Size</u>	<u>Number of Units</u>
Efficiency	433
One Bedroom	703
Two Bedroom	329
Three Bedroom	257
Four Bedroom	159
Five Bedroom	254
	2,135

Source: Planning Department Estimates.

VI. FEDERAL PROGRAMS

Federal assistance for development of new housing for low and moderate income families is available through four

TABLE 9INVENTORY OF EXISTING AND PROPOSED HOUSING PROJECTSST. PETERSBURG, FLORIDA 1969

<u>Program</u>	<u>Project Name</u>	<u>Type</u>	<u>Nbr. of Units</u>	<u>Status</u>
<u>Existing:</u>				
202	Presbyterian Towers	Senior Citizen	225	Completed
202	Lutheran Towers	Senior Citizen	225	Completed
221d(3)	John Knox	Low-Income (Rent-Supplement)	300	Completed
-----	Public Housing	Low-Income	<u>613</u> <u>1,463</u>	Completed
<u>Proposed:</u>				
202/236	Pinellas Knights	Senior Citizen	188	Project approved by H.U.D., currently awaiting funds
202/236	Menorah Center	Senior Citizen	157	Project approved by H.U.D., currently processing construction bids
221d(3)	Bethel Community Church	Rent-Supplement	84	Project approved by F.H.A., currently awaiting funds
-----	Public Housing	Senior Citizen	<u>336</u> <u>765</u>	Awaiting approval from H.U.D.

basic programs currently administered by the Federal Housing Administration (F.H.A.). These programs are, (1) Monthly rent supplement payments in rental projects financed with below market interest rate mortgages under Section 221d (3); (2) Partial payments for interest on home mortgages insured under Section 235; (3) Partial payments for interest on rental project mortgages insured under Section 236; and (4) Below market interest rate financing for projects insured under Section 221d (3). In addition, Section 221 (h) provides F.H.A. insured market rate mortgages for the purchase, rehabilitation, and sale of residential properties to eligible families.

Eligibility for Federal subsidy programs is determined by evidence that a family's income is below established limits for the specific program. Some families may be eligible for assistance under more than one Federal program. Therefore, eligibility and occupancy potentials discussed in the following paragraphs are not adjusted to reflect contingent reductions due to housing provided under alternative programs and are not additive.

The family eligibility estimates for the following programs were developed using regular income limits based on 135% of the St. Petersburg public housing income limits. Family incomes were derived by calculating 1969 incomes from the 1959 income distribution tables in the 1960 Census of Housing and Population.

Section 221d (3) with Rent Supplement: Under the rent-supplement program there is an occupancy potential for approximately 1,673 units. This potential would achieve maximum absorption if distributed as shown in Table 10.

TABLE 10

ESTIMATED OCCUPANCY POTENTIAL, 1969
RENT - SUPPLEMENT HOUSING BY UNIT SIZE

Unit Size	Number Of Units	Unit Size	Number Of Units
Efficiency	286	Four Bedroom	116
One Bedroom	471	Five Bedroom	<u>184</u>
Two Bedroom	275	Total	1,673
Three Bedroom	187		

The elderly would probably account for all of the efficiency units of the rent-supplement potential and about 45% of the one bedroom units. All of the families eligible for rent supplements are also eligible for public housing in St. Petersburg.

Section 235, Home Ownership: Home ownership for low to moderate income families could be provided through utilization of interest reduction payments by the Federal Government under the provisions of Section 235. It is estimated that there is an occupancy potential for 885 units under this program. The low number of eligible families, when compared with other programs, is based on the assumption that those families earning

less than \$2,000 per year cannot afford to purchase a home even with the aid of Federal subsidies. A suggested distribution of the 885 potential units is shown in Table 11.

TABLE 11

ESTIMATED OCCUPANCY POTENTIAL, 1969
HOME OWNERSHIP BY UNIT SIZE

Unit Size	Number Of Units	Unit Size	Number Of Units
One Bedroom	327	Four Bedroom	68
Two Bedroom	164	Five Bedroom	<u>114</u>
Three Bedroom	112	Total	885

Section 236, Rental Housing: Section 236 provides assistance through the use of interest reduction payments by the Federal Government thus allowing a reduction in housing expenses to the low and moderate income renter. Under this program approximately 1,909 families are eligible for assistance. The occupancy potential is best distributed as shown in Table 12.

TABLE 12

ESTIMATED OCCUPANCY POTENTIAL, 1969
RENTAL HOUSING BY UNIT SIZE

Unit Size	Number Of Units	Unit Size	Number Of Units
Efficiency	359	Four Bedroom	140
One Bedroom	599	Five Bedroom	<u>299</u>
Two Bedroom	348	Total	1,909
Three Bedroom	234		

Section 221 (h) Rehabilitation: Provides F.H.A. insured market rate mortgages for the purchase, rehabilitation and sale of homes to eligible families. Under this program approximately 1,699 families are eligible with occupancy distribution as shown on Table 13.

TABLE 13

ESTIMATED OCCUPANCY POTENTIAL, 1969
REHABILITATION HOUSING BY UNIT SIZE

Unit Size	Number Of Units	Unit Size	Number Of Units
One Bedroom	853	Four Bedroom	128
Two Bedroom	307	Five Bedroom	<u>198</u>
Three Bedroom	213	Total	1,699

RELOCATION STUDY

I. INTRODUCTION

The Relocation Study is concerned with providing for replacement of all housing units to be removed from the housing inventory by governmental action. There are three agencies in St. Petersburg that are presently coordinating the relocation programs for all families and individuals displaced by governmental action in the community. These agencies are the St. Petersburg Housing Authority, The St. Petersburg Relocation Officer, and The Florida State Department of Transportation Relocation Office.

Relocation assistance is available for various displacement situations, but the project which is demanding attention at this time is that connected with the extension of Interstate Highway 75 through St. Petersburg. The State Department of Transportation has established a local relocation office to provide relocation assistance for this specific project. The State has qualified for 100% relocation funds from the Federal Highway Program. Therefore, all monies necessary for the highway relocation are available.

The City Relocation Officer has made a study of the facts concerning the highway relocation project and is co-operating with the Department of Transportation whenever possible.

This study is based on complete displacement figures for the interstate construction. Actual yearly displacements are adjusted to fit the construction timetables furnished by the State Department of Transportation in their one-year and five-year construction proposals dated 27 August 1969.

II. SURVEY OF I-75 RELOCATION IMPACT

Housing Inventory: A State Department of Transportation survey was taken to obtain a count of the families and businesses to be displaced by the interstate, and a door-to-door survey conducted by the Department to determine the statistics needed in order to provide full relocation assistance.

Much of the information given on the various tables in this study is by the census tracts through which the interstate passes. The tracts are listed in order as they occur on the interstate route from 54th Avenue North to 54th Avenue South.

Structural Characteristics: A total of 2,050 residential units will be displaced by the interstate. Of this total, 718 units were found to be in the path of the right-of-way of the two downtown distributors. A detailed breakdown of these figures can be found in Table 14-A, I-75 Total Survey Summary and Table 14-B, I-75 Downtown Distributors Survey, respectively.

Of the total 2,050 residential units to be displaced, 292 units, or 14%, were found to be substandard. The heaviest

TABLE 14-A

1-75
TOTAL SURVEY SUMMARY
57th AVENUE NORTH TO 54th AVENUE SOUTH
AND THE
NORTH AND SOUTH DOWNTOWN DISTRIBUTORS
ST. PETERSBURG, FLORIDA 1969

	White	Non-White	Total
Single Residences	615	550	1,165
Multiple Residences	<u>124</u>	<u>126</u>	<u>250</u>
Total Residences	739	676	1,415
Total Residential Units	1,102	948	2,050
Business Buildings	51	26	77
Businesses	77	31	108
Trailers	327	0	327
Churches	1	9	10

Source: Department of Transportation Relocation Office

TABLE 14-B

I-75 DOWNTOWN DISTRIBUTOR SURVEY
ST. PETERSBURG, FLORIDA, 1969

5th Avenue North Distributor (16th Street to 6th Street)

Residential Units to be Displaced - 195

	Standard	Substandard	Total
White	118	-	118
Nonwhite	<u>70</u>	<u>7</u>	<u>77</u>
Total	188	7	195

5th Avenue South Distributor (16th Street to 4th Street)

Residential Units to be Displaced - 523

	Standard	Substandard	Total
White	173	-	173
Nonwhite	<u>243</u>	<u>107</u>	<u>350</u>
Total	416	107	523

Total Displacements due to Downtown Distributors - 718

	Standard	Substandard	Total
White	291	-	291
Nonwhite	<u>313</u>	<u>114</u>	<u>427</u>
Total	604	114	718

concentration of substandard units exists in the nonwhite core areas of the City. These pockets of blight will be the problem areas of the relocation program. A breakdown of the substandard residential units by census tract can be found on Table 15, I-75 Substandard Units to be Displaced.

During the 1970-71 certification period a total of 1,650 residential units will be displaced by I-75. Of this number, there are 899 white housing units and 771 nonwhite housing units. This figure does not include the 5th Avenue North Distributor, with 195 residential units, or the area from 13th Avenue South to the Skyway, with 205 residential units. These remaining 400 units will be displaced during the next certification period.

Family Incomes: The displaced persons' current median incomes range from \$3,301 to \$7,978. These median incomes and the related home purchasing ability and monthly rent paying ability are shown on Table 16, I-75 Estimated Median Income, Rent Paying Ability and Home Purchasing Ability of Reloctees.

Housing Value and Rents: The estimated current value of the homes and the current rent of the rental units which are adjacent to or within the right-of-way were arrived at by increasing the 1960 United States Census of Housing figures by 26%. This increase takes into account cost of living

TABLE 15

I-75
SUBSTANDARD UNITS TO BE DISPLACED
ST. PETERSBURG, FLORIDA 1969

Census Tract	Percent of Blight In Census Tract	Number Of Substandard Units To Be Displaced	White Substandard Units	Non-White Substandard Units
230	.9	5	5	--
231	3.0	5	5	--
233	.3	--	--	--
229	.8	--	--	--
215	.7	6	6	--
216	20.0	7	--	7
217	3.7	20	--	20
211	38.3	107	--	107
214	.5	--	--	--
210	19.0	72	--	72
209	11.8	65	--	65
<u>207</u>	<u>3.2</u>	<u>5</u>	<u>2</u>	<u>3</u>
Totals		292	18	274

Source: Planning Department Estimates.

TABLE 16

I-75
ESTIMATED MEDIAN INCOME, RENT-PAYING ABILITY
AND HOME PURCHASING ABILITY OF RELOCATEES
ST. PETERSBURG, FLORIDA 1969

Census Tract	1959 Median Income	Estimated Current Median Income	Estimated Gross Rent-Paying Ability	Estimated Home Purchasing Ability
242	\$4,424	\$5,574	\$ 93	\$13,935
230	\$3,503	\$4,414	\$ 73	\$11,035
231	\$4,557	\$5,742	\$ 95	\$14,355
233	\$4,872	\$6,139	\$102	\$15,347
229	\$3,935	\$4,958	\$ 83	\$12,395
215	\$3,266	\$4,115	\$ 69	\$10,287
216	\$2,620	\$3,301	\$ 55	\$ 8,252
217	\$3,547	\$4,469	\$ 74	\$11,172
211	\$2,837	\$3,575	\$ 60	\$ 8,937
214	\$2,846	\$3,586	\$ 60	\$ 8,965
210	\$3,212	\$4,047	\$ 67	\$10,117
209	\$3,137	\$3,953	\$ 66	\$ 9,882
207	\$3,606	\$4,544	\$ 76	\$11,360
<u>202.01</u>	<u>\$6,332</u>	<u>\$7,978</u>	<u>\$133</u>	<u>\$19,945</u>

Note: Estimated current median income is obtained by multiplying the 1959 median income by the cost of living increase of 1.26.

Source: 1960 Census of Population and Housing and Planning Department Estimates.

increase and also depreciation of the dwellings. These figures are shown on Table 17, I-75 Average Home Value and Average Contract Rent by Blocks Within the Census Tracts.

Vacancy Rates: The number and value or rent of vacant units which are available within the City can be found within the Housing Study on Table 6, Incomes of Families Presently Living in Substandard Housing Units and Related Rent Paying Ability and Home Purchasing Ability, 1969.

The total vacancy rate of standard units for the City is 2.8% available sale and 3.1% available rent. These units, however, are not all within the purchase or rental range or of the size required by the persons being displaced. Therefore, certain community action must be taken to provide proper relocation assistance in this project.

III. FEDERAL RELOCATION ASSISTANCE

State Department of Transportation: The major program being used is that set up by the State Department of Transportation under the requirements of the 1968 Federal Aid to Highways Act. As a result of this act, people living in the path of an interstate road are entitled to a wide range of advisory and monetary assistance.

The staff of the Relocation Services Office is prepared to help displaced persons to find a decent, safe and sanitary

TABLE 17

I-75
AVERAGE HOME VALUE AND AVERAGE CONTRACT RENT
BY BLOCKS WITHIN CENSUS TRACT
ST. PETERSBURG, FLORIDA 1969

Blocks	Within Census Tract	1960 Average Home Value	Estimated Current Average Home Value (1)	1960 Contract Rent	Estimated Current Average Contract Rent (2)
242		\$ 9,042	\$11,392	-	-
230		\$10,452	\$13,169	-	-
231		\$ 9,876	\$12,444	\$104	\$131
233		\$10,983	\$13,838	-	-
229		\$ 9,118	\$11,489	\$ 72	\$ 91
215		\$14,174	\$17,859	\$ 63	\$ 79
216		-	-	\$ 50	\$ 63
217		\$10,885	\$13,715	\$ 63	\$ 79
211		\$10,592	\$13,346	\$ 52	\$ 66
214		\$14,900	\$18,774	-	-
210		\$ 7,745	\$ 9,758	\$ 48	\$ 60
209		\$ 9,709	\$12,233	\$ 36	\$ 45
207		\$10,096	\$12,721	\$ 69	\$ 87
202.01		\$17,500	\$22,050	-	-

Note: (1) and (2) estimated current average home value and estimated current average contract rent obtained by multiplying the 1960 average home value and contract rent by cost of living increase of 1.26.

Block data obtained by using information from those blocks which are adjacent to or within right-of-way.

place to live in a neighborhood they desire and at a sales or rental price they can afford. Under the relocation program, the relocation agents are to help the displaced persons find a comparable dwelling, or one which, when compared with the dwelling taken, is substantially equal regarding all major characteristics and functionally equivalent with respect to: (a) The number of rooms; (b) The area of living space; (c) The same type of construction; (d) age; (e) State of repair; (f) in the same type of neighborhood; and (g) equally accessible to public services and places of employment. In all cases, the dwelling must be, as a minimum, decent, safe and sanitary in accord with the Federal standards.

For each home owner being displaced the relocation agents are required to provide three homes, within the correct price range, from which the displaced persons can choose. Financial compensation is given to the relocatees for reasonable moving expenses, and other payments, such as supplementary payments and replacement housing payments, are made in accord with the standards set up by this program. The State Department of Transportation's local Relocation Office is presently working on this project and will continue to provide relocation assistance as the interstate progresses through the City.

Federal Housing Programs: Other Federal Programs which could be used to provide relocation assistance in this specific situation are as follows:

Section 221d (3) with Rent Supplement - Low and Moderate Income Housing Program to provide Rental and cooperative housing to families whose incomes exclude them from standard housing the private market;

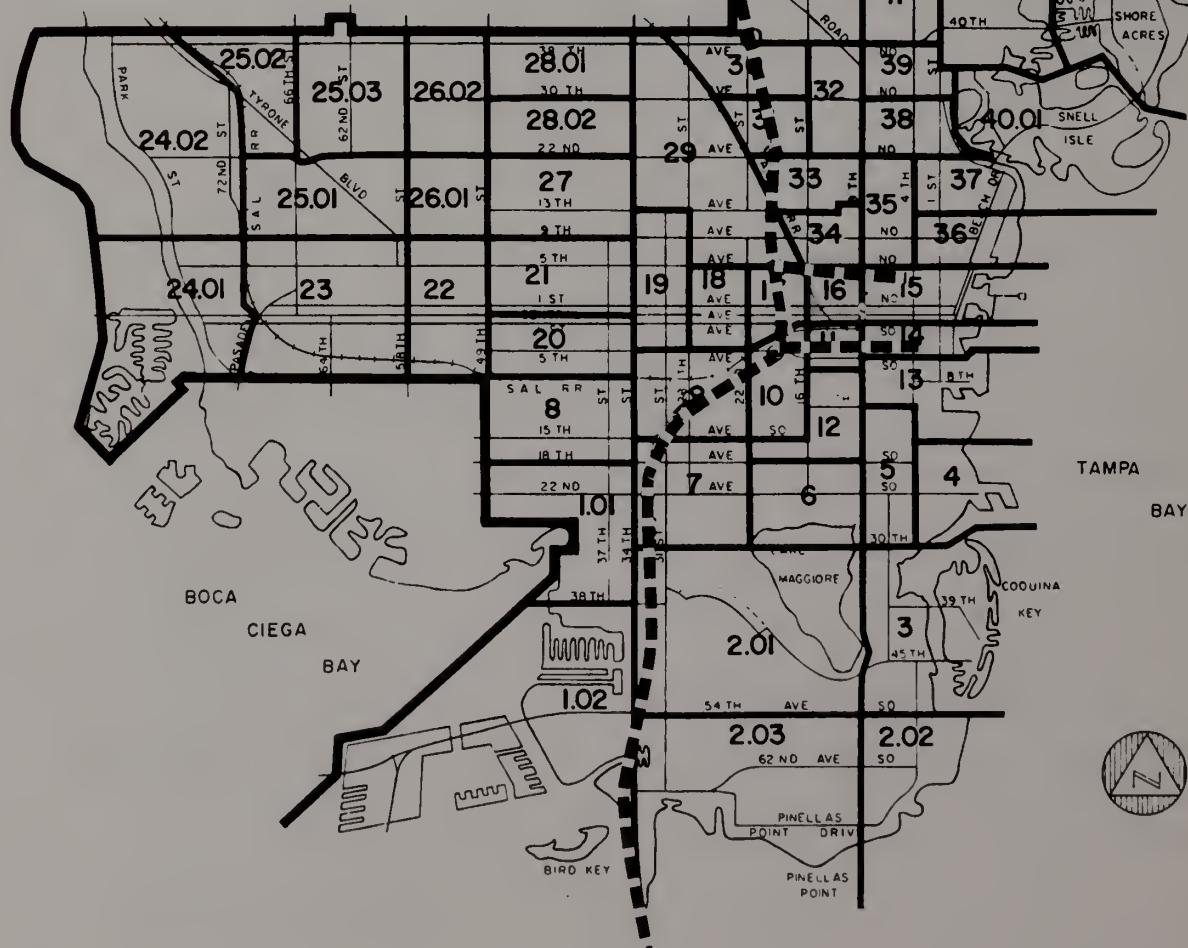
Section 235 - Home Ownership for Low Income Families;

Section 236 - Assistance Program for Rental and Cooperative Housing for Lower Income Families.

Legend

Census Tract Boundaries

Freeway System



Census Tracts

FL8
Pinellas
.Sal 149
50
1969

